



**Squires Drive  
Killarney Park, Nottingham NG6 8NR**

**Guide Price £140,000 Leasehold**

A LARGE TWO-BEDROOM PARK HOME  
BEING SOLD WITH NO UPWARD CHAIN.



\*\*\* GUIDE PRICE £140,000-150,000 \*\*\*

Welcome home to Sandy Oaks, the award-winning retirement park formally known as Killamey Park.

Robert Ellis are delighted to offer to the market this detached park home. The property is ideally in a welcoming, well-established gated retirement park. The park offers residents a traditional community feel and is conveniently located just 7 miles from Nottingham.

What will amaze incoming buyers are the countryside views whilst being close to the town of Arnold, benefitting from great access to a range of amenities and the excellent transport links the area has to offer. With the property set all on a single level, this is ideal for a buyer looking to live on a single level with NO stairs.

Internally the accommodation comprises of a dining kitchen, spacious living room with internal sliding glazed doors leading into the Conservatory. First bedroom with fitted wardrobes, second bedroom and a modern shower room. Outside the property is a driveway providing ample off-road parking and to the front, side and rear elevations are mature gardens with a large, decked area overlooking the communal grounds.

There are several golf courses, country walks, pubs, and restaurants within a 3-mile radius, you'll never be short of something to do. The park also runs a courtesy bus service with weekly trips to the local market town of Arnold along with regular visits to Nottingham and Mansfield.

Sandy Oaks gives you the chance to lead a comfortable retirement in an idyllic setting. Contact the office to arrange your viewing today. Selling with NO UPWRD CHAIN.



### Kitchen Diner

9'5 x 15'03 approx (2.87m x 4.65m approx)

UPVC double glazed entrance door and window to the side elevation. UPVC double glazed bay window to the rear elevation overlooking bowls area and lawn area. Linoleum flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light points. Coving to the ceiling. Range of fitted wall and base units incorporating laminate worksurfaces above. Stainless steel 1.5 bowl sink and drainer unit with dual heat tap. Space and plumbing for an automatic washing machine. Space and point for freestanding cooker. Space and point for freestanding fridge freezer. Large built-in storage cupboard with further shelving. Ample space for dining. Leaded glazed door leading into the Lounge

### Lounge

17'10 x 9'05 approx (5.44m x 2.87m approx)

UPVC double glazed bay window to the rear elevation. Laminate flooring. Wall mounted radiator. Ceiling light point with fan. Wall light points. Coving to the ceiling. TV point. UPVC double glazed sliding doors leading into the Conservatory. Internal door leading into the Hallway

### Conservatory

9'7 x 14'4 approx (2.92m x 4.37m approx)

UPVC double glazed French doors to the front elevation. UPVC double glazed windows to the front, side and rear elevations. UPVC double glazed door to the rear leading to the raised decked area. Laminate flooring. Wall mounted radiator. Dwarf walls

### Hallway

5'06 x 2'10 approx (1.68m x 0.86m approx)

Carpeted flooring. Ceiling light point. Airing cupboard housing refitted Baxi combination boiler providing hot water and central heating to the property. Internal doors leading into Lounge, Bedroom 1, 2 and Bathroom

### Bedroom 1

9'6 x 11'01 approx (2.90m x 3.38m approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in double wardrobes with mirrored doors

### Bedroom 2

8'4 x 9'3 approx (2.54m x 2.82m approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Wall mounted electric consumer unit

### Bathroom

5'4 x 6'9 approx (1.63m x 2.06m approx)

UPVC double glazed window to the side elevation. Tiled walls. Dimplex wall heater. Recessed spotlights to the ceiling. Wall mounted mirror with inset lighting. 3 piece suite comprising of a walk-in shower enclosure with mains fed shower above, semi recessed vanity wash hand basin with dual heat tap above and storage cupboards below and a low level WC. Wall mounted mirror with inset lighting

### Outside of Property

The property sits on a fantastic plot with gardens to front, side and rear incorporating mature shrubbery and trees planted to the borders, fencing and hedging to the boundaries, paved patio area currently housing hot tub and shed, large parquet raised decking area/balcony overlooking bowls area and lawn area. To the front of the property there is a driveway providing off the road parking

### Agents Notes: Park Home Additional Information

Electricity: Mains supply

Water: Mains supply

Gas: No mains supply

Septic Tank: No

Broadband: BT, Sky

Broadband Speed: Standard 15mbps Superfast 80mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: No mains supply

Flood Risk: Surface Water High

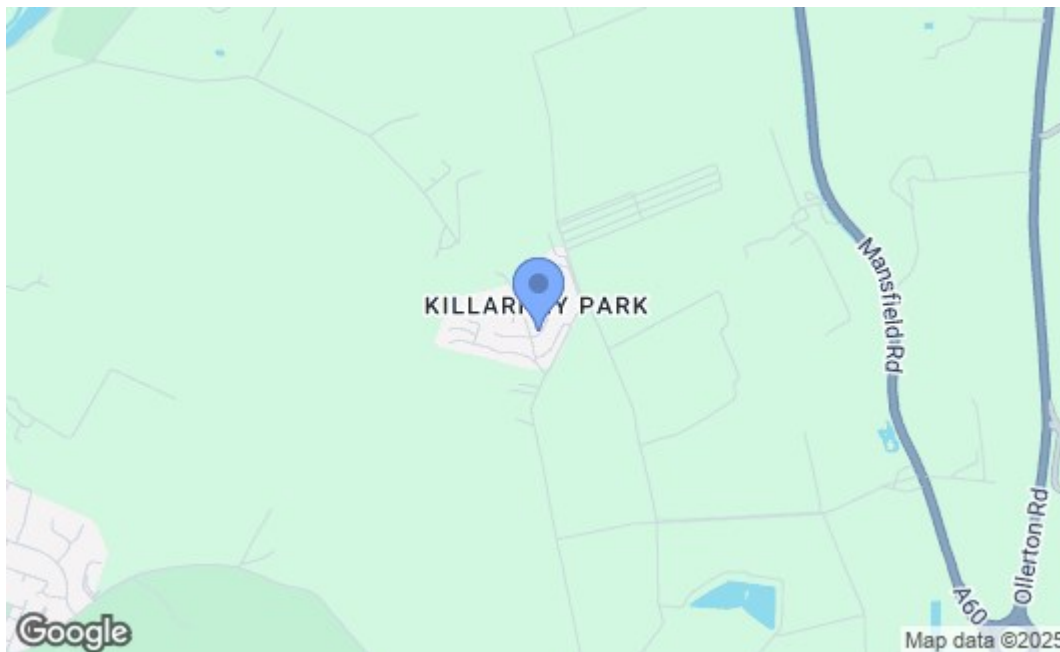
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.